

AG REAL ESTATE DELIVERS THE 'LIFE' OFFICE BUILDING ON RUE JEANNE D'ARC IN PARIS'S 13TH ARRONDISSEMENT

The Life office building has been delivered in a rapidly changing environment consisting of an essential services centre in the heart of Paris.



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Located in an extension of the Paris Rive-Gauche Joint Development Zone (ZAC), this 10,000 m² service-sector building has a number of strengths. First, it is located in a stimulating environment owing to the immediate proximity of Station F, the world's largest start-up incubator. It also supports business in the area, which is also due to be linked to the Grand Paris Express and already has excellent public transport services.

The architectural identity of its metal facade, playing on different depths, was conceived by Atelier du Pont. Designed around open-plan floors with generous headroom, the building combines high technical performance (notably with air conditioning controlled by independent decentralised units) with a flexible layout for users, enabling them to create meeting rooms wherever they wish. The other highlight is the large private green terraces housing photovoltaic panels and a rooftop space.

The project extends over eight floors and offers both individual and collaborative workspaces, an auditorium with public access, a ground floor retail space, a garden level and an underground parking level.

Finally, Life has an energy performance 40% better than RT 2012 requirements and has received HQE Excellent and BREEAM Very Good certifications as well as the Effinergie+ label. It has also obtained the Well Gold label and Wired Gold certifications regarding comfort.

*"We are very pleased to hand over a building to its future user, which confirms the attractiveness of the development, the quality location and the quality of the building. Handover took place three weeks ahead of schedule, despite Covid. In that connection, we would like to thank Les Nouveaux Constructeurs, to whom we awarded the property development contract for the construction of the building", explains **Arnaud Guennoc, Managing Director and Head of Development of AG Real Estate France.***

About AG Real Estate France

AG Real Estate France is the French subsidiary of AG Real Estate, an acknowledged leader in the Belgian property market. As a player on the French market, AG Real Estate France focuses on its core business of property development and investment in corporate real estate.

Key figures

In late 2020, AG Real Estate France has developed nearly 300,000 m² of service-sector space, 300,000 m² of logistics and has a managed portfolio of offices, retail and logistics spaces, business hotels and car parks worth some €1.2 billion. The development projects under its control offer a potential of around 400,000 m².

For more information, please visit www.agrealestate.fr

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